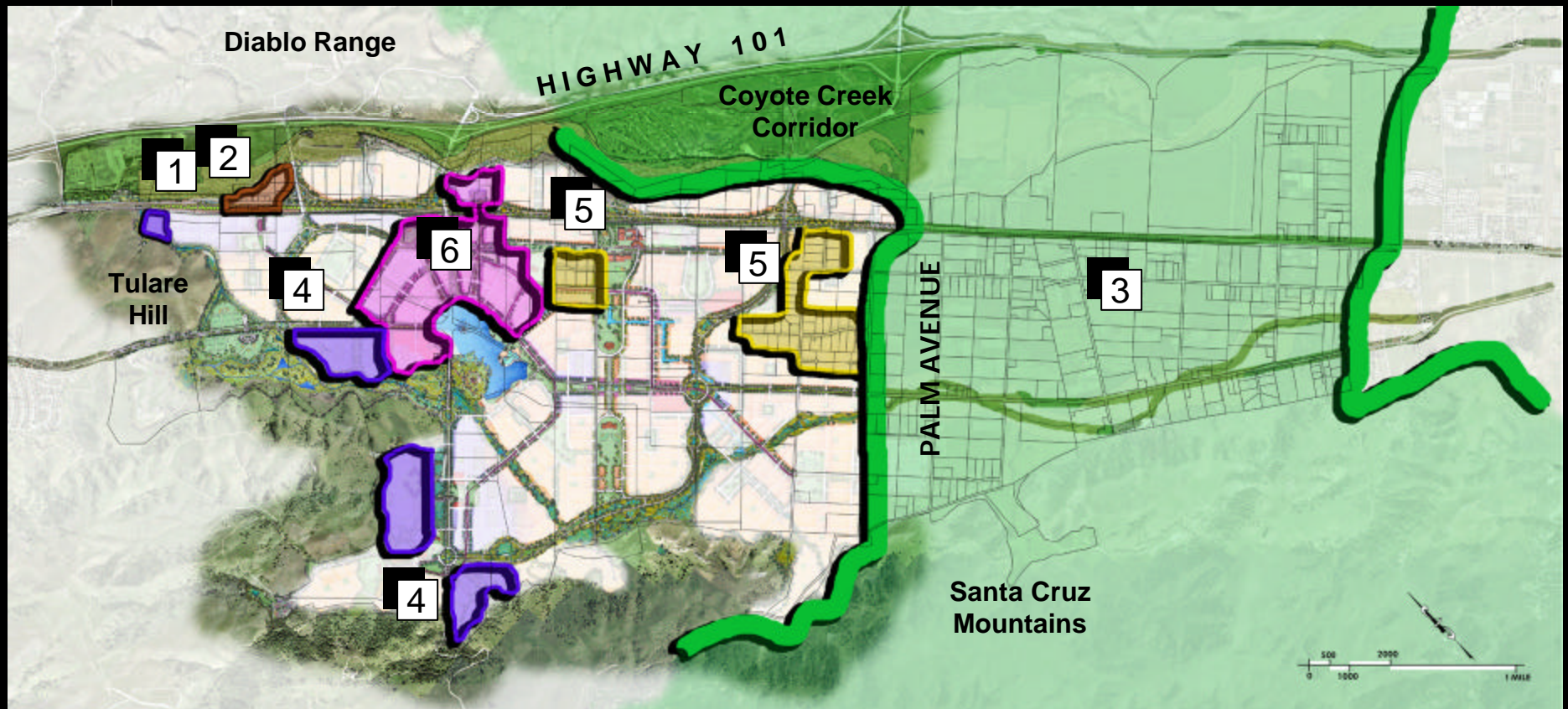


COYOTE VALLEY SPECIFIC PLAN

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**September 28, 2004
Community Meeting**

Land Use Principles, Approaches, and
Options



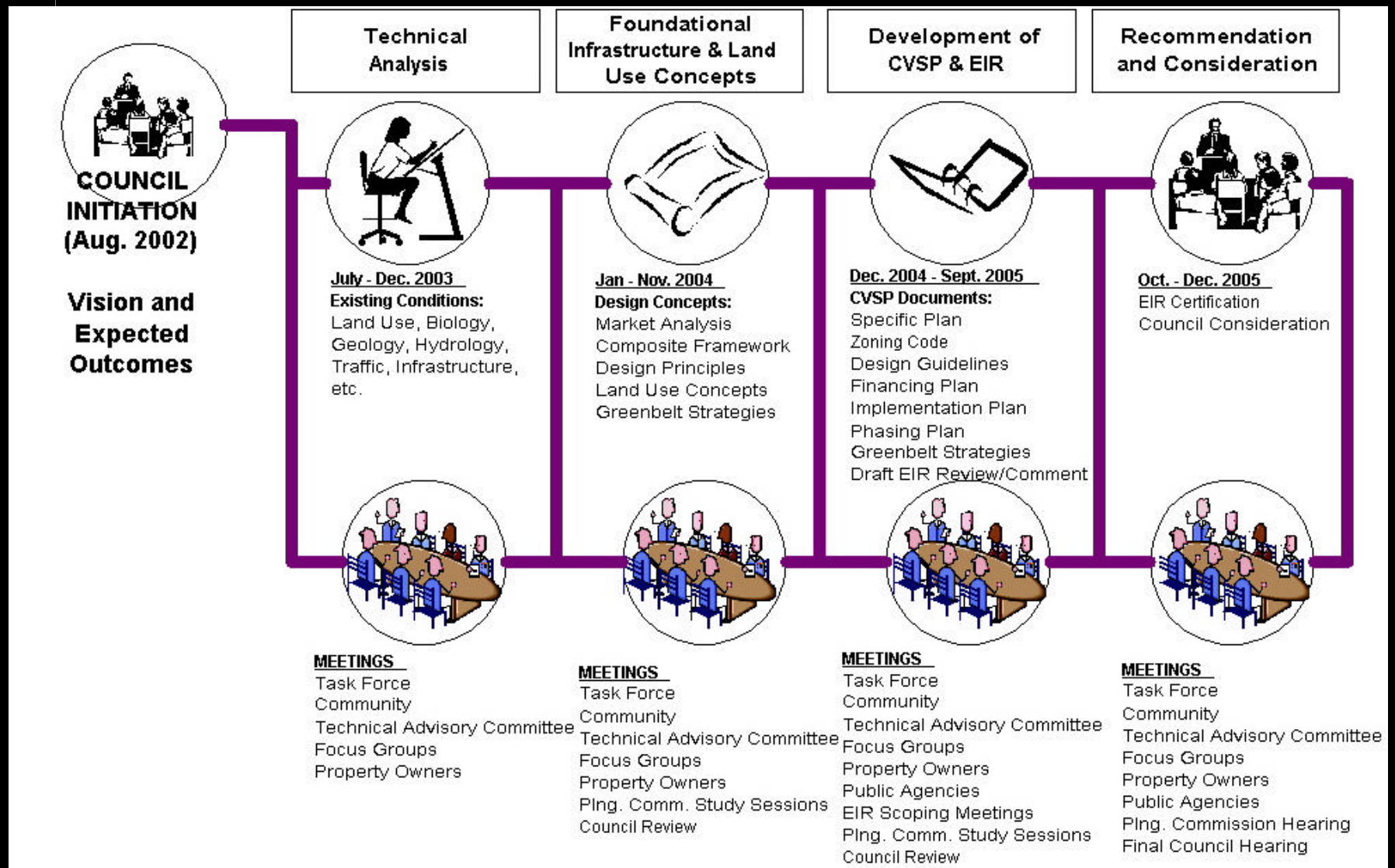
Agenda

1. Process Overview
2. Land Use Principles and Assumptions
3. Neighborhood Building Principles
4. Land Use Approaches
5. Land Use Options
6. Community Input Discussion

COYOTE VALLEY SPECIFIC PLAN

Process Diagram

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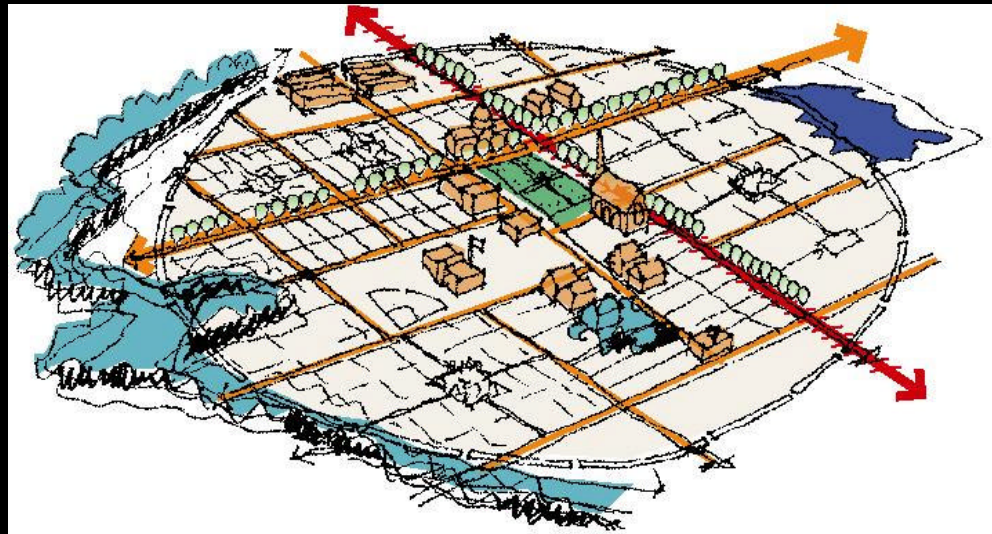


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Elements of a Community

- Environmental Conditions
- Connections, Linkages and Centers
- Walking, Bicycling, Transit and Auto
- Open Space and Recreation
- Other Infrastructure Elements
- Housing, Workplace, Mixed Uses and Civic Uses



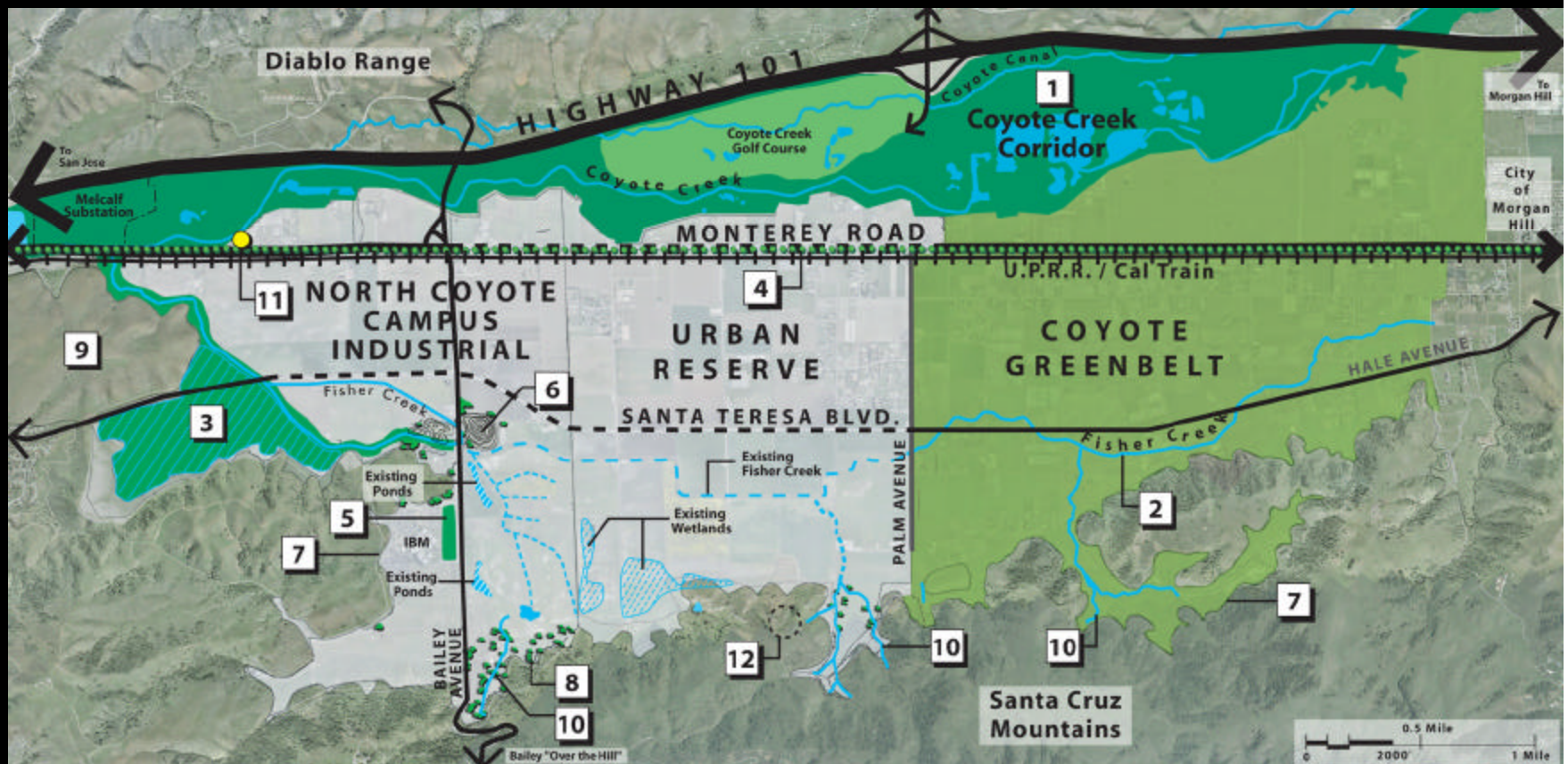
COYOTE VALLEY SPECIFIC PLAN

Environmental Footprint

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FIXED ELEMENTS

- | | | |
|------------------------------|----------------------|-------------------------|
| 1. Coyote Creek Corridor | 5. IBM Wetland | 9. Tulare Hill |
| 2. Fisher Creek in Greenbelt | 6. Hillock | 10. Streams |
| 3. Laguna Seca | 7. Hills (15% Limit) | 11. Hamlet of Coyote |
| 4. Keesling's Shade Tree | 8. Oak Savannah | 12. Archaeological Site |



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Composite Framework

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A. Fisher Creek



B. Coyote Lake



C. Canal Park



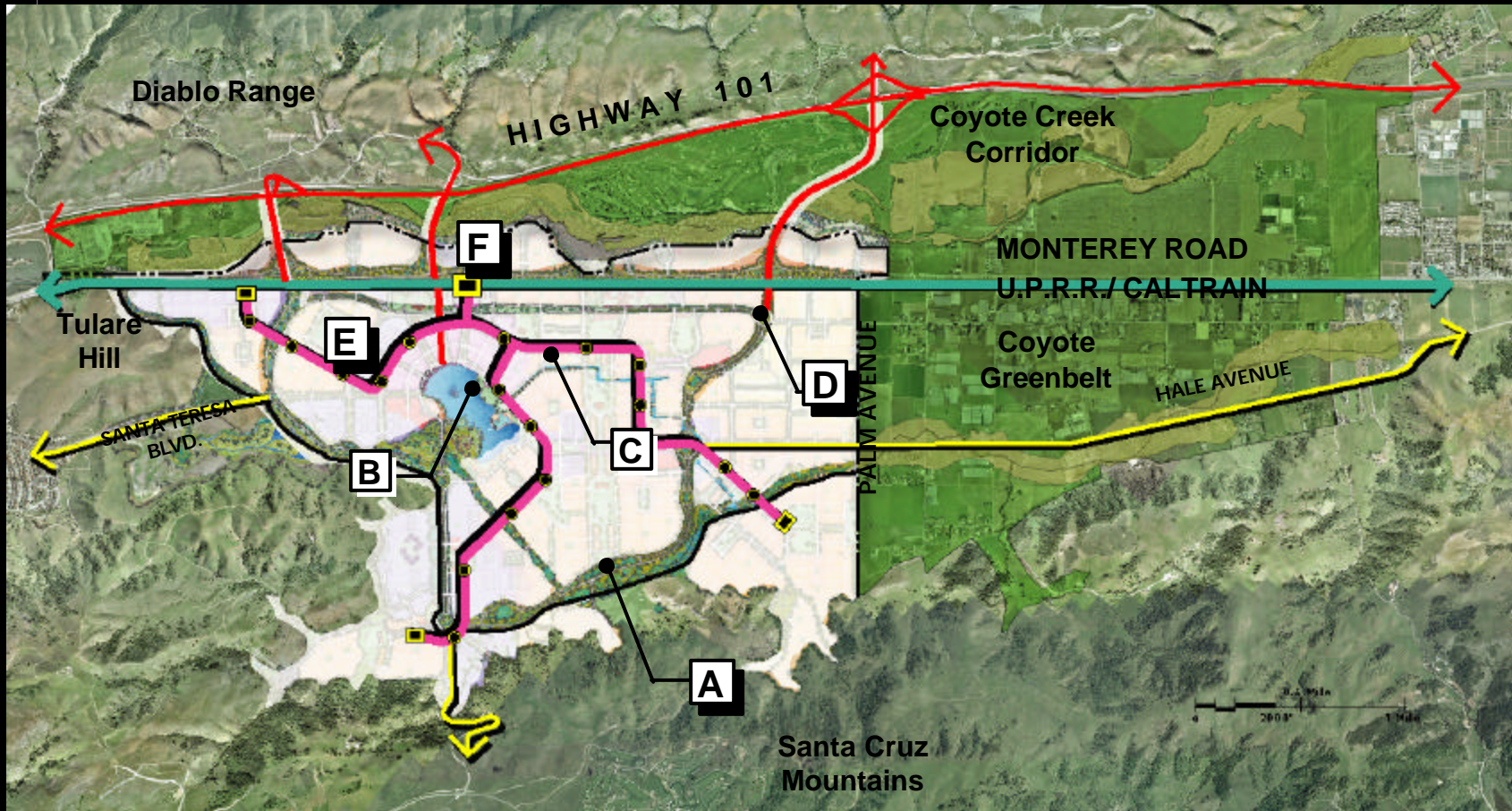
D. Parkway



E. In Valley Transit



F. Caltrain



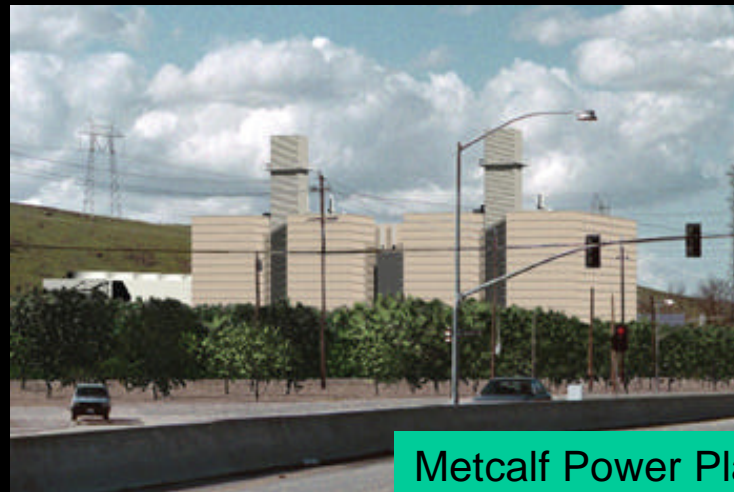
COYOTE VALLEY SPECIFIC PLAN

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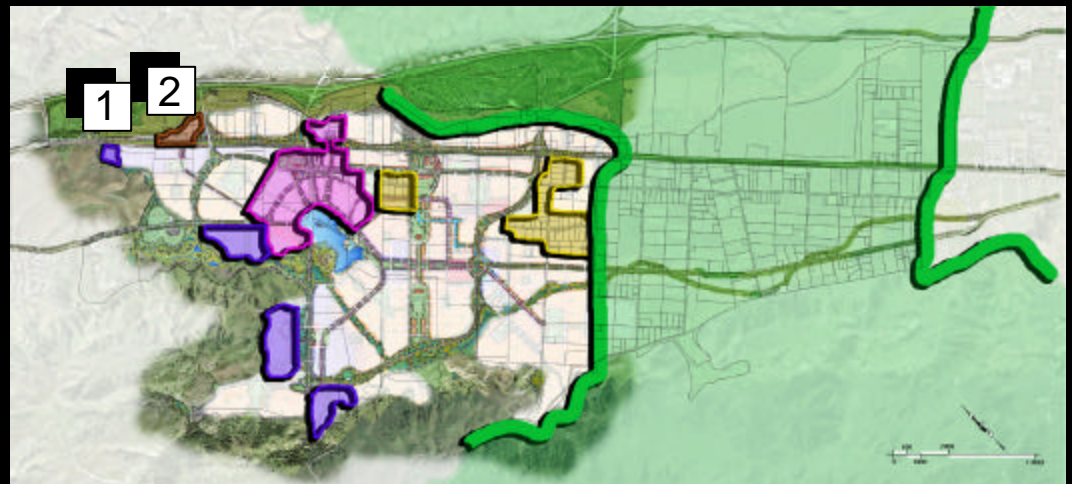
Land Use Principles and Assumptions

1. Develop appropriate buffering land use & maintain adequate distance between Metcalf Power Plant & any residential.
2. Maintain the Hamlet as a unique historic neighborhood.

The Hamlet



Metcalf Power Plant



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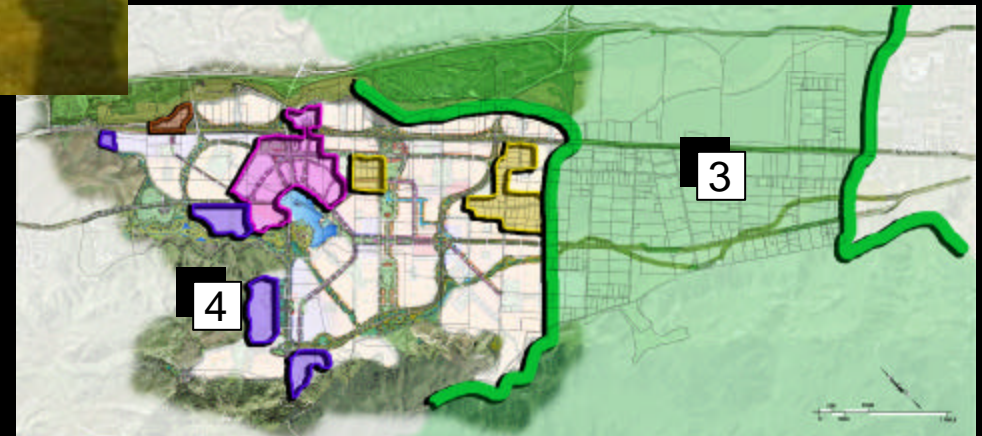
8

Land Use Principles and Assumptions

3. Maintain a distinct rural break between San Jose & Morgan Hill.
4. Maintain existing industry driving workplace users opportunities.



Rural uses



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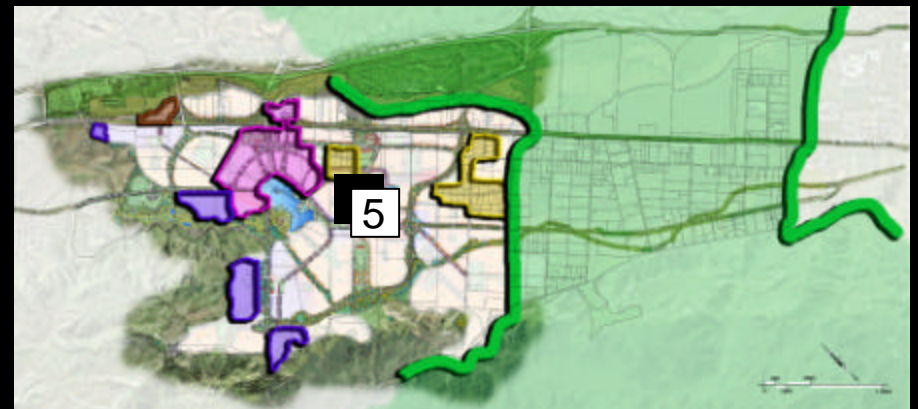
9

Land Use Principles and Assumptions

5. Preserve, protect & transition around existing residential neighborhoods.



Transitional subdivision



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Land Use Principles and Assumptions

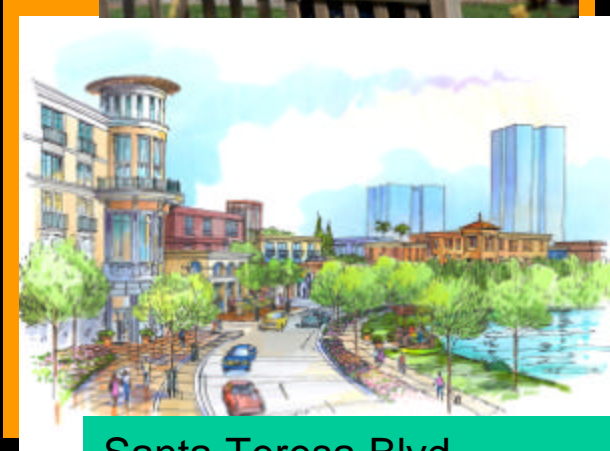
6. Greatest intensity & mix of uses at community core.



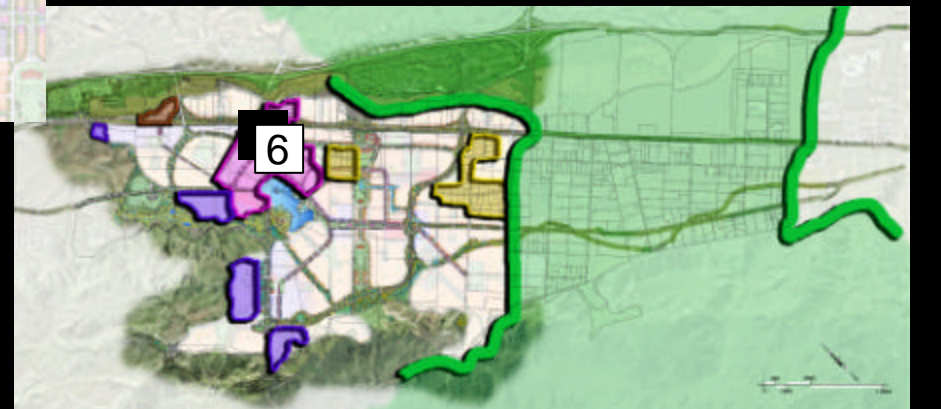
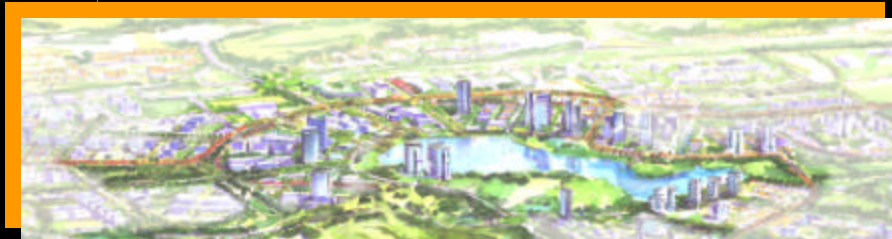
View from Bailey Ave.



Design studio



Santa Teresa Blvd.
around the lake

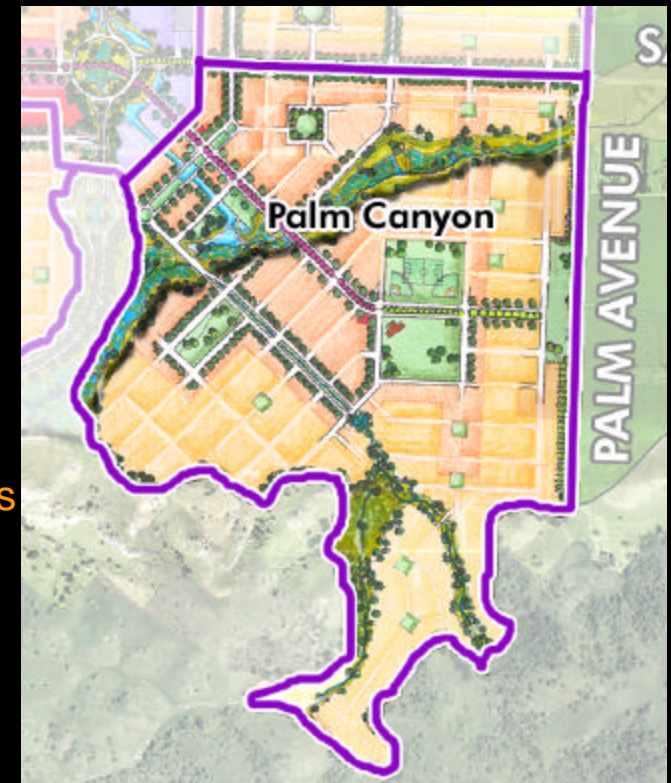


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Neighborhood Building Principles

1. Compact neighborhoods that are mixed-use, pedestrian-friendly and transit-oriented, with centers and edges
2. Sub-areas with distinct and diverse neighborhoods with linked public and civic uses (such as places of worship, health care facilities, schools, etc.)



3. Corridors for transit, roadways and greenways as definers and connectors of neighborhoods
4. A network of public spaces that encourage alternative modes of transportation

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Neighborhood Building Principles

5. Civic spaces and buildings that reinforce community identity
6. Urban form that is responsive to the existing environment
7. Inter-connected street networks that define pedestrian-scaled blocks
8. Buildings that relate to the local climate and topography
9. Affordable housing integrated into all neighborhoods
10. Flexibility within context of required infrastructure and urban form elements



Santa Teresa Blvd.
around the lake

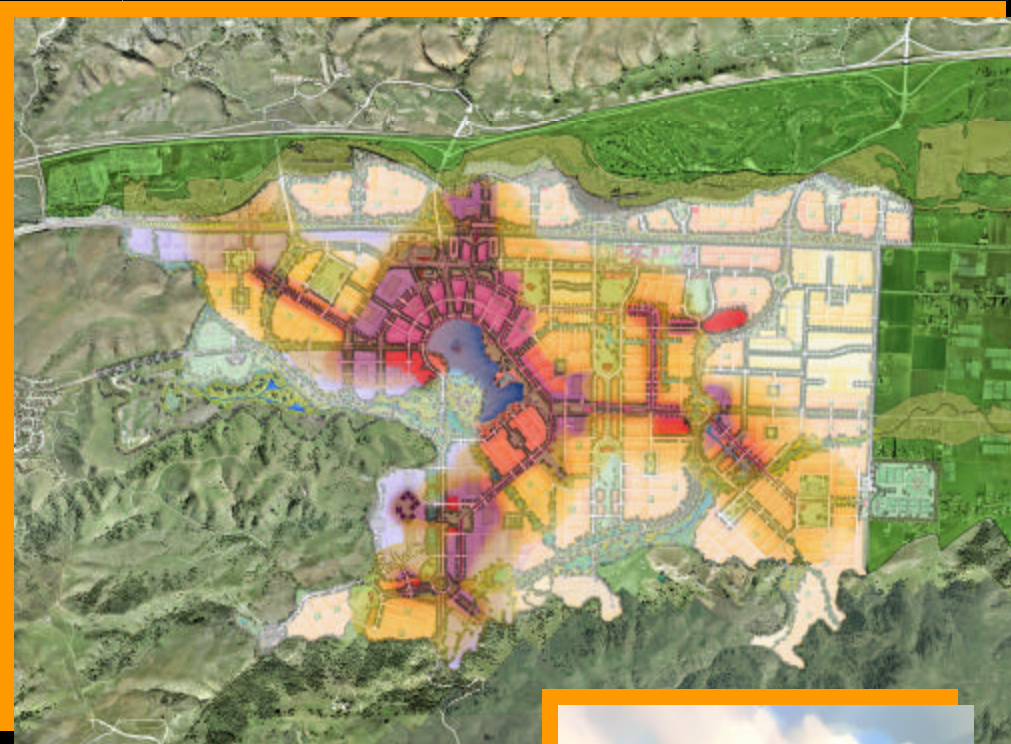


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Land Use Approaches

1. Local retail should be convenient to pedestrians, bicyclists, transit users, and autos.



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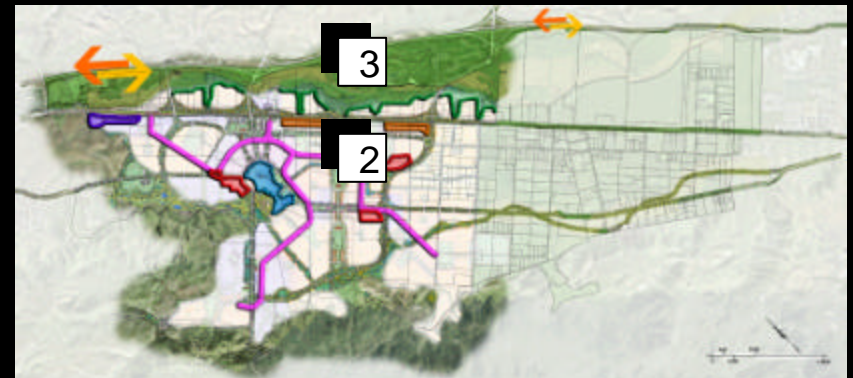
Land Use Approaches

2. Higher density residential and some workplace uses can use structured parking to buffer railroad.
3. Residential uses and some workplace uses east of Monterey Road can orient to Coyote Creek open space.

Monterey Rd.



Coyote Creek open space



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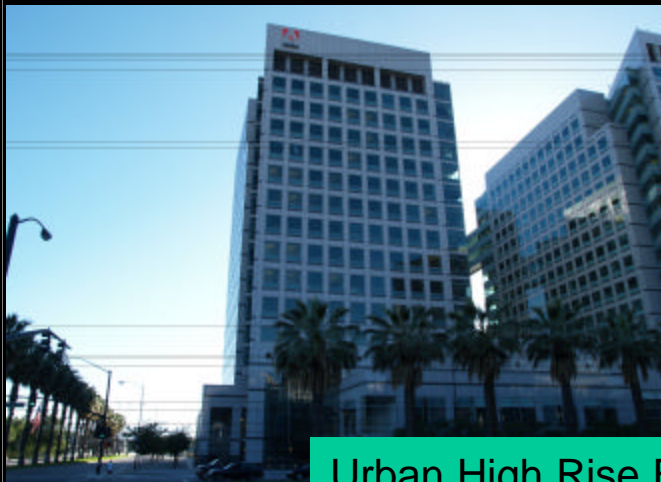
15

Land Use Approaches

4. A substantial component of industry driving jobs should be accommodated in mixed use areas & mid-rise buildings.
5. Maintain some traditional corporate campus opportunities.



Within Mixed Use



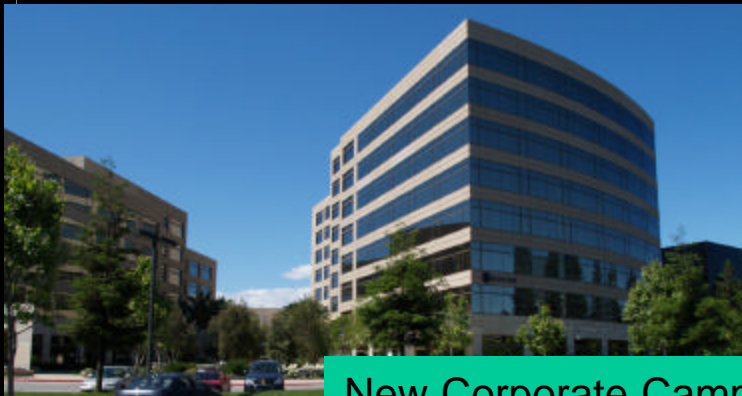
Urban High Rise Example

ONE-THIRD OF EMPLOYMENT IS IN SMALL FIRMS; 55% IN MEDIUM FIRMS, 15% IN LARGE FIRMS

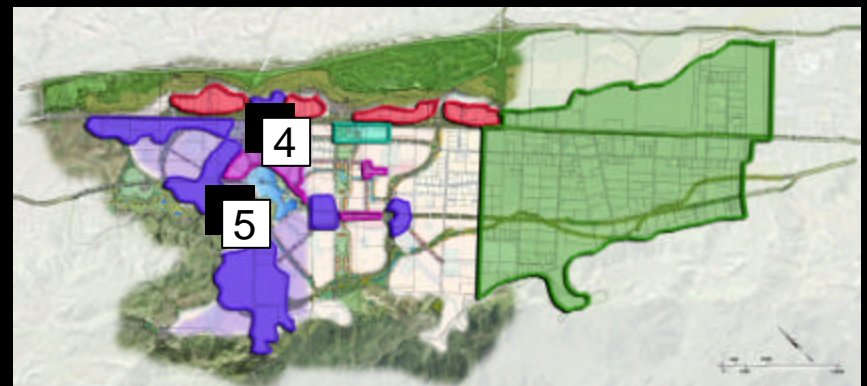
	Small		Medium		Large
	<10	10-35	35-100	100-1000	1000+
Share of Workers	12%	18%	21%	34%	15%
Share of Companies	70%	19%	7%	3%	1%
Number of Workers	43,810	63,580	74,960	120,290	52,930
Number of Companies	13,070	3,440	1,320	540	20

Distribution of Employment And Businesses by Company Size

SOURCE: EDC 2012 ESS02



New Corporate Campus

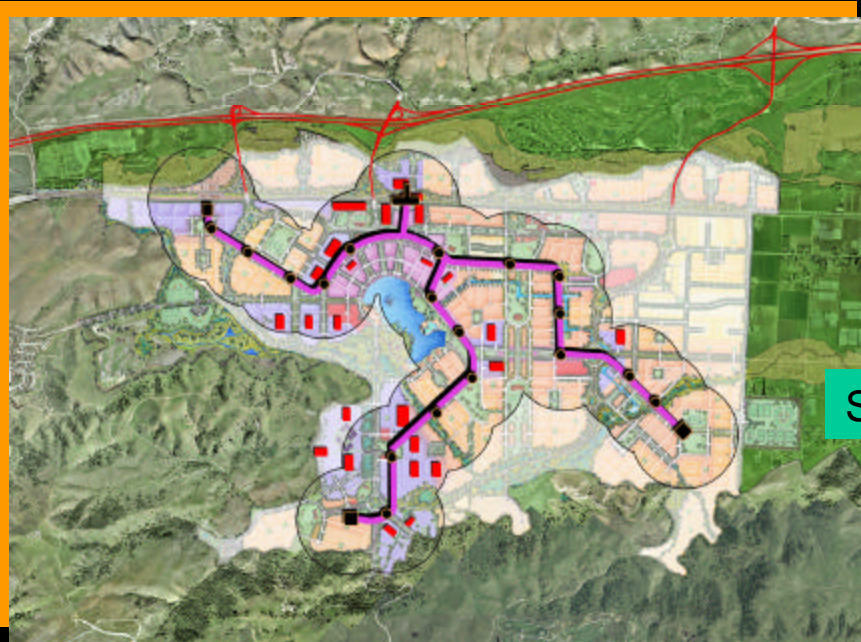


COYOTE VALLEY SPECIFIC PLAN

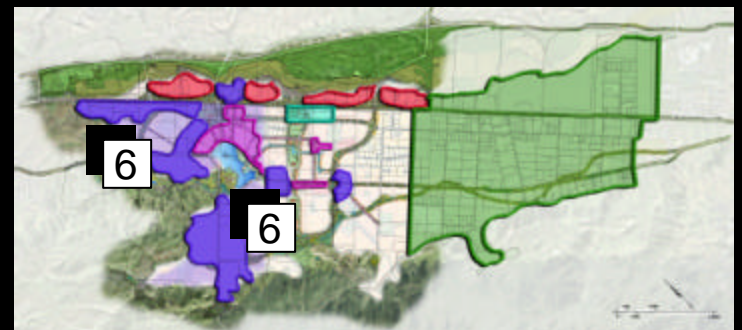
16

Land Use Approaches

6. Intensify workplace by using structured parking to increase single family housing types



Structured Parking



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Land Use Approaches

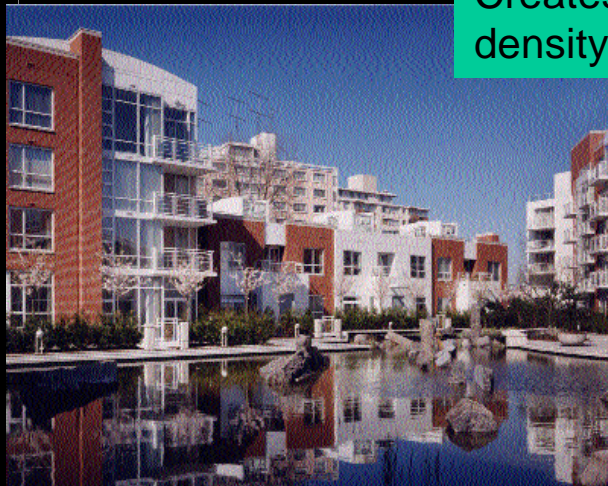
6. Intensify workplace by using structured parking to increase single family housing types



Going from surface to structured parking



Creates opportunity for lower density housing



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Land Use Options

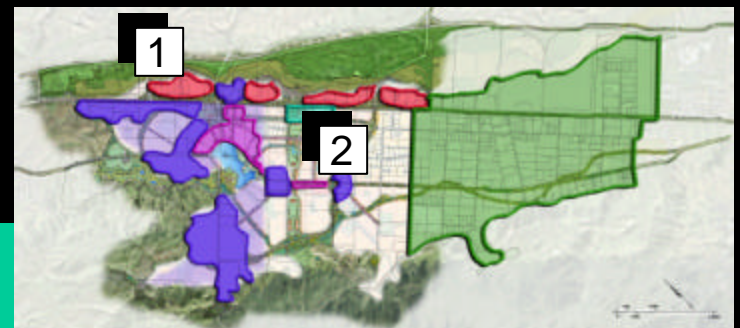
1. Consider options for large format retail sales tax generators along Monterey Road.
2. Locate high school away from railroad & consider possibility of 2 smaller high schools.



Best environment for educational excellence



Big \$ retail along Monterey Road



COYOTE VALLEY SPECIFIC PLAN

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Land Use Options

3. Locate regional play fields in Greenbelt and / or Laguna Seca detention area.



Ballfields south of Palm Ave. and east and west of Santa Teresa Blvd. north of Bailey Ave.

